

City Council
Atlanta, Georgia

02-0 -2185

AN ORDINANCE
BY: ZONING COMMITTEE

U-02-37/U-89-1

AN ORDINANCE TO AMEND ORDINANCE U-89-1,
ADOPTED BY CITY COUNCIL APRIL 3, 1989 AND APPROVED
BY THE MAYOR APRIL 11, 1989, GRANTING A SPECIAL USE
PERMIT FOR A NURSING HOME. PROPERTY LOCATED AT
3734-3760 (AKA 3750) PEACHTREE ROAD, N.E. FOR THE
PURPOSE OF APPROVING A REVISED SITE PLAN.
OWNER: CANTERBURY COURT
APPLICANT: SAME
BY: T. MICHAEL TENNANT AND HAROLD BUCKLEY, JR.
ATTORNEYS
NPU-B COUNCIL DISTRICT 7

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as
follows:

SECTION 1. That the conditional site plan governing the development of property
located at 3734-3760 (aka 3750) Peachtree Road, N.E., and more particularly described
by the attached legal description identified as Exhibit A, is hereby deleted in its entirety
and a revised site plan entitled "Canterbury Court Feasibility Study for Expansion"
prepared by Stevens and Wilkinson, Inc., dated November 11, 2002 and marked received
by the Bureau of Planning November 12, 2002 is hereby adopted in lieu thereof.

SECTION 2. That a copy of the currently governing ordinance, U-89-1, is hereby
attached for reference purposes only.

SECTION 3. That any conditions hereby approved (including the conditional site plan)
do not authorize the violation of any zoning district regulations. District regulation
variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this
ordinance are hereby repealed.

C-10

Z-89-10
U-89-1



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10, 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY (R/W) OF VERMONT ROAD, HAVING A 50' R/W, AND THE NORTHWEST R/W OF PEACHTREE ROAD, HAVING A 80' R/W; THENCE ALONG AFOREMENTIONED NORTHWEST R/W 465.00' TO AN IRON PIN, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING AFOREMENTIONED R/W N28-46-57W 396.96' TO AN IRON PIN; THENCE N58-06-28E 150.00' TO AN IRON PIN; THENCE N28-50-47W 172.63' TO AN IRON PIN; THENCE N88-50-43E 82.94' TO AN IRON PIN; THENCE N37-32-45E 129.90' TO AN IRON PIN; THENCE S51-23-40E 89.92' TO AN IRON PIN; THENCE S38-42-05E 54.95' TO AN IRON PIN; THENCE S61-39-05E 13.30' TO AN IRON PIN; THENCE N44-17-59W 8.98' TO AN IRON PIN; THENCE N88-48-22E 137.50' TO AN IRON PIN; THENCE S44-01-47E 274.88' TO AN IRON PIN ON THE NORTHWEST R/W OF PEACHTREE ROAD; THENCE ALONG AFOREMENTIONED R/W S46-09-20W 425.60' TO A POINT; THENCE CONTINUING ALONG AFOREMENTIONED R/W A SLIGHT CURVE TO THE RIGHT AN ARC DISTANCE OF 167.84' SUBTENDED BY A CHORD OF S56-42-59W 166.89' WITH A RADIUS OF 455.30' TO A POINT; THENCE CONTINUING ALONG AFOREMENTIONED R/W S67-16-37W 7.73' TO AN IRON PIN, BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.413 ACRES.



U-02-37/U-89-1

Exhibit A

posted
6-6-89

Clerk of Council
City of Atlanta

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Case Number: U-89-1
Date Filed: 3/9/89

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA
as follows:

SECTION 1. Under the provisions of Section 16-08.005 Item (1) (i) of the zoning ordinance of the city of Atlanta, a Special Use Permit is hereby granted for a Nursing Home to be located at 3734-3760 Peachtree Road, N.E. for that tract or parcel of land lying and being in Land lot 10 of the 17th district, Fulton County, Georgia being more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the zoning ordinance of the city of Atlanta titled, "Special Use Permits, Procedural Requirements," and the building official shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of this ordinance, the applicable conditional site plan, and any other conditions hereby imposed as enumerated below.

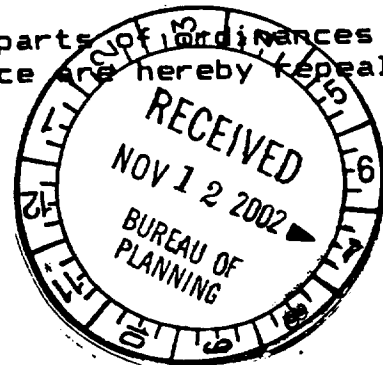
1. Site plan titled, "Margaret White Hancock Expansion at Canterbury Court," prepared by Stevens and Wilkinson, Inc., dated January 17, 1989, and marked received by the Bureau of Planning Zoning Division on January 17, 1989.
2. The "Future Townhomes" shown on the subject site plan shall be deleted and are not permitted hereby.

NOTE: the conditional site plan here approved does not authorize the violation of any zoning district regulation. District regulation variances may be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

(8/26/88)

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A true copy,
Jerry C. Burch
Deputy Clerk, C.M.C.

ADOPTED by City Council April 3, 1989
APPROVED by the Mayor April 11, 1989

Z-89-W
U-89-1

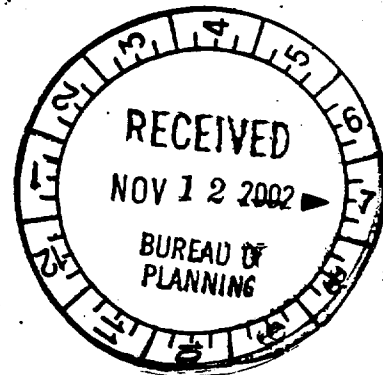


LEGAL DESCRIPTION

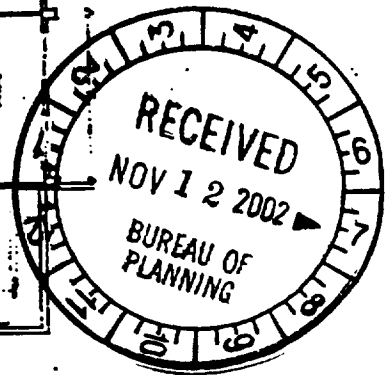
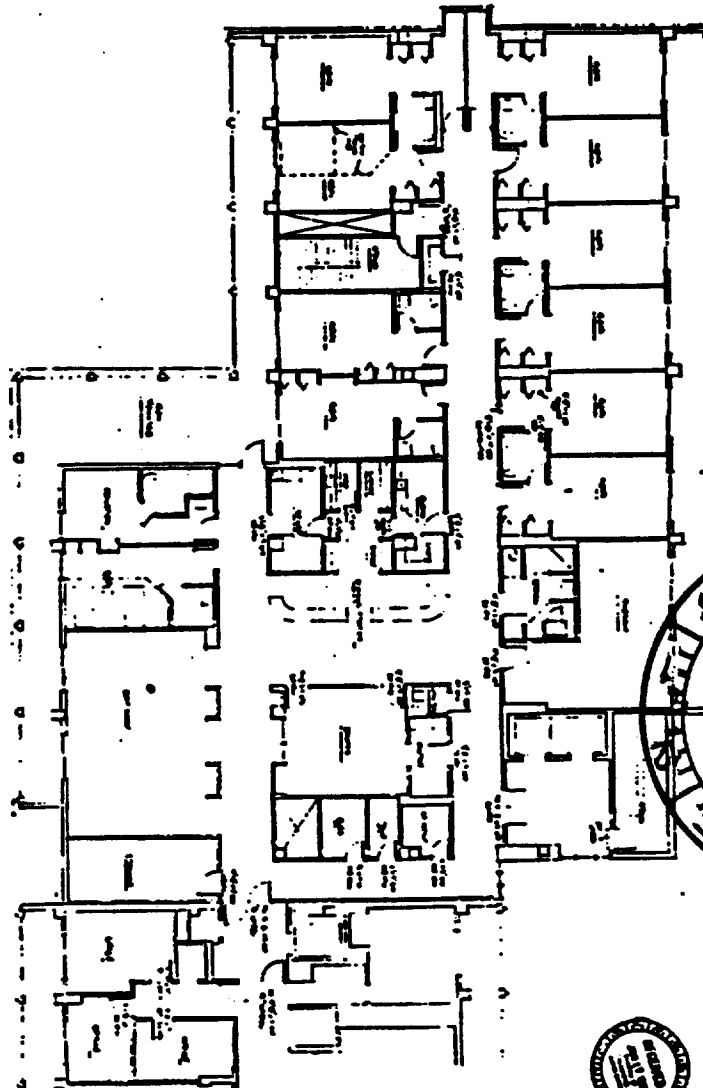
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SAID TRACT CONTAINS 5.413 ACRES.



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U-M-1-2

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11/14/02 A-4	Project Name: _____ Location: _____ Drawing No.: _____					
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